

Ocala Planning and Zoning Commission Meeting Minutes
January 9, 2023

8. Land Use Change/PD Rezoning Amendment/Public Hearing

a. LUC22-45057/ West Oak Developers, LLC

Mr. Chighizola displayed maps and photos of the property and adjacent properties to the audience while providing staff comments and the findings of fact.

Discussion:

Commissioner Kesselring requested information regarding the projects impact on schools. Growth Management Director Tye Chighizola responded data shows multifamily developments produce less students compared to single-family.

Commissioner Campbell commented the School Board is utilizing data from 12-years ago; however, a new study will be available in March or April. To note, the School Board study is on page 119; and the development will impact College Park School.

Mr. David Tillman, Tillman & Associates Engineering, 1720 SE 16th Avenue, Bldg. 100, Ocala, FL 34471, stated he is available to answer any questions

Mr. Chris Roeper, Attorney, 420 S. Orange Avenue, Orlando, FL 32801, stated he is representing Trademark Metals & Recycling. His client and the developer have been unable to reach an agreement. Furthermore, his client expressed concern regarding the following: noise, lack of buffering, electrical easement, equivalence matrix, and PD standards.

Mr. Chighizola confirmed the complete PD standards were not included in the packet.

Mr. Roeper noted a signature is missing on the zoning amendment application, and the staff report was published on Friday. He requested the Commission postpone discussion or recommend denial of the application. He confirmed Trademark is located on the eastside of the railroad tracks with Commissioner Kesselring.

Commissioner Malever stated the industrial operations should be closed down due to heavy noise. Mr. Roeper responded the industrial operations have existed since the 1970's.

Mr. Tillman confirmed the triangular agricultural property is not owned by them or the adjacent property owners. He provided a brief overview of the property easement and buffering challenges. He suggested establishing a wall for noise abatement. To note, a buffer is not required along the east side of the property.

Ms. Hitchcock confirmed CSX and Eugene Palmer own the two parcels on the map with Vice Chair Adams.

Mr. Tillman stated they will work with the adjacent property owner to remedy the matter.

Vice Chair Adams commented the city has been discussing residential development in the area since 2018.

Mr. Tillman noted the adjacent property owner has expressed concern over the years regarding the project.

Scott Siemens, 2201 NW 21st. ST, Ocala (agent) stated studies were performed; confirmed no exceedances. He noted they are working with Trademark Metals & Recycling to remedy the noise issue. He disagrees with Mr. Roeper's recommendations; and encouraged the Commission to support the proposed development project. Furthermore, the project will fulfill a great need for affordable housing (20% affordable housing units) in the city.

Mr. Chighizola noted single-family does not require buffering for intensive uses. The City will evaluate establishing a larger buffer during the planning process. He confirmed the developer will pay impact fees, if the building permit is not pulled before the new impact fees are published. The Commission's recommendation will be considered by City Council on February 21, 2023.

Motion to approve.

RESULT: APPROVED

MOVER: Brent Malever

SECONDER: Branson Boone

AYE: Vice Chair Adams, Kesselring, Boone, and Malever

NAY: Kesselring

ABSENT: Rudnianyn, and Chairperson Lopez